



MINUTES OF THE REGULAR MEETING
OF THE PLANNING COMMISSION
CITY COMMISSION CHAMBERS, CITY HALL
THURSDAY, NOVEMBER 21, 2013 4:30 P.M.

The Planning Commission of the City of Leesburg held its regular meeting Thursday, November 21, 2013, in the Commission Chambers at City Hall. Chairman James Argento called the meeting to order at 4:30 p.m. The following Commission members were present:

James Argento
Clell Coleman
Charles Townsend
Ted Bowersox

City staff that was present included Bill Wiley, Community Development Director, Dan Miller, Senior Planner, and Dianne Pacewicz, Administrative Assistant II. City Attorney Fred Morrison was also present.

The meeting opened with an invocation given by Commissioner James Argento and the Pledge of Allegiance to the Flag.

Bill Wiley, Community Development Director, informed the audience of the rules of participation and the need to sign the speaker's registry. He also informed Commissioners and the audience of the City Commission meeting dates tentatively scheduled.

Dianne Pacewicz swore in staff as well as anyone wishing to speak.

MINUTES OF PLANNING & ZONING COMMISSION MEETING FOR OCTOBER 17, 2013.

Commissioner Ted Bowersox moved to APPROVE the minutes from the OCTOBER 17, 2013 meeting. Commissioner Clell Coleman SECONDED the motion, which was PASSED by a vote of 4 to 0.

NEW BUSINESS

1. PUBLIC HEARING CASE # RZ-13-150 - HAWTHORNE CR 48 DEVELOPMENT - PLANNED DEVELOPMENTS REZONING

AN ORDINANCE OF THE CITY OF LEESBURG, FLORIDA, AMENDING AN EXISTING PUD (PLANNED UNIT DEVELOPMENT) TO EXTEND THE PHASING REQUIREMENTS ON APPROXIMATELY 68 ACRES FOR A PROPERTY NORTH OF C.R. 48 AND EAST OF U.S. 27 AS LEGALLY DESCRIBED IN SECTIONS 13 AND 14, TOWNSHIP 20 RANGE 24, LAKE COUNTY, FLORIDA; AND PROVIDING AN EFFECTIVE DATE. **(CITY COMMISSION DATES - 1st READING ON DECEMBER 9TH, 2013 AND A 2ND READING ON JANUARY 13TH, 2014)**

Bill Wiley entered the exhibits into record. Dan Miller presented the exhibits. The exhibit items included the staff summary, departmental review summary, staff recommendations, general location/aerial map, land use and zoning maps, wetlands and flood zone map, site photos, and conceptual site plan.

There were no substantive comments received from the departments. There were forty-eight public responses received for approval and eight responses were received for disapproval. Bill Wiley attempted to contact the individuals regarding their disapprovals. He spoke with four and left four messages. The four he spoke with he explained in more detail what was going on with the application and they changed to approvals.

Bill Wiley noted that with the undeveloped land north of the property and the 300 foot buffer, there will be a total of approximately 650 feet of natural vegetation.

The Planning & Zoning staff recommended the approval of the request for the following reasons:

1. The proposed amendment to the zoning district of PUD (Planned Unit Development) is compatible with adjacent property in the County zoned A (Agriculture), R-6 (Urban Residential District) and RM (Mixed Home Residential), and with the City PUD (Planned Unit Development). There does not appear to be any detrimental impact to the adjacent properties.
2. The proposed amendment to the zoning district of PUD (Planned Unit Development) is compatible with the existing City future land use designation of General Commercial and the adjacent existing County Urban Expansion to the north, south, east and west and the County designation of Employment Center to the west. The proposed district does not appear to be detrimental to adjacent County and City land uses.
3. The proposed zoning district PUD (Planned Unit Development) is consistent with the City's Growth Management Plan, Future Land Use Element, Goal I, Objective 1.6.

with the following condition(s):

1. Vote to approve the recommendation to amend the PUD (Planned Unit Development) zoning Section 3.E. Development Phasing for an additional 36 months for the subject property as proposed by staff and forward to the City Commission for consideration.

Bill Wiley highlighted the following in the PUD conditions to expedite.

E. Development Phasing

2. Implementation of the project shall substantially commence within **24 36** months of approval of this Planned Unit Development. In the event, the conditions of the PUD have not been implemented during the required time period, the PUD shall be scheduled with due notice for reconsideration by the Planning Commission at their next available regular meeting. The Planning Commission will consider whether to extend the PUD approval or rezone the property to RE-1 (Estate Density Residential) or another appropriate zoning classification less intense than the development permitted by these PUD Conditions.

Commissioner Coleman asked when the original PUD was approved. Mr. Wiley answered it was approved in 2007 (case #49).

Commissioner Coleman asked if they are just coming back now and asking for more time. Mr. Wiley answered that they PUD would have ended in 2007, but the state made some provisions during the bad economy to allow 2 year extensions.

Greg Beliveau, with the Land Planning Group, and representing Hawthorne, stated that they held a community wide meeting with residents to get permission to proceed with the PUD. They had a large majority of residents to vote to move forward, and that a buffer was a requirement of the homeowners.

Commission Bowersox asked if the vacant area was part of the original plan for the buffer. Mr. Beliveau answered that they were going to do something with that, they don't know what.

This was the end of the discussion and the voting then took place.

Commissioner Clell Coleman made a motion to APPROVE case # RZ-13-150 – HAWTHORNE CR 48 DEVELOPMENT – PLANNED DEVELOPMENTS REZONING. Commissioner Ted Bowersox SECONDED the motion which, PASSED by a unanimous voice vote of 4 to 0.

DISCUSSION ITEM

Next Planning Commission Meeting

Chairman James Argento made a motion to have the next Planning Commission Meeting be in January. This motion was PASSED by a unanimous voice vote of 4 to 0

ANNOUNCEMENTS

The next scheduled meeting date is January 16, 2014.

The meeting adjourned at 4:56 p.m.

James Argento, Chairperson

Clell Coleman, Vice Chairperson

Dianne Pacewicz, Administrative Assistant II